

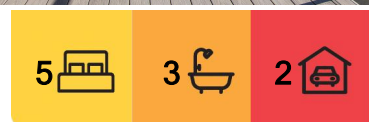


## Waihi Beach, 12 Angus Lane

Room for the family and friends at the Beach

There is so much to love about this dream home that is perfect for families who enjoy ample living and entertaining spaces.

Downstairs offers 2 double bedrooms, a bathroom, and a lounge/kitchenette area ideal for teenagers or extra guests, plus plenty of storage. Upstairs welcomes you to a spacious, warm open-plan living dining family area that flows out to the north-facing deck, taking in the sea views and sunshine! The modern spacious kitchen has a breakfast bar to fit all the children as well as an outdoor bar on the other side where you can pass the refreshments to friends and family for alfresco dining. This huge area is covered for year-round entertaining and there is plenty of space for everyone to enjoy. The master bedroom upstairs is ideally separated from the others and located to take in the view and flow out to the deck, with a modern ensuite and walk-in wardrobe. Two more bedrooms on the other side, one a double with a door opening to the deck and the other a single that could also be utilised as an office. This sprawling home has bathrooms up and down



**For Sale**  
\$1,475,000

**View**  
By Appointment

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catering to everyone. The double garage also has storage space and there is plenty of room for a boat and off-street parking.

This Kiwi home is complete on a full-sized section with a play area for children and pets along with room for all the toys! The elevated location is fabulous, close to the beach and village.

Call today to organise a viewing!

## More About this Property

Property ID	C40GGE
Property Type	House
House Size	255 m2
Land Area	862 m2
Licensed Real Estate Agents (REAA2008)	

### Steve Bowen 02041382332

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